

NEWS RELEASE

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**Boston
Redevelopment
Authority**

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MADISON HOTEL DEMOLITION

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The demolition of the 19-story Madison Hotel is being carried out by the Boston Redevelopment Authority as part of its \$500 million North Station Urban Renewal Project. The project will contain a new Federal office building, a 1500-car parking garage, supporting office-retail-hotel space. In addition, the elevated Green Line on Causeway Street will be dismantled and, at a later date, a new residential complex of approximately 1000 apartments will be created on an island in the Charles River. A new multi-purpose sports arena has also been proposed for the North Station project.

Demolition of the Madison Hotel will make room for the new Federal office building. Construction of the \$78 million project will take place on 105,000 square foot site that eliminates a section of Nashua Street and all buildings between North Station and Lomasney Way.

The Federal building, which is being developed by the General Services Administration, was designed by Cambridge architect, Hugh Stubbins. The building is five stories high with a six-story tower on its northwest corner. It contains 800,000 square feet and will house 1500 Federal employees.

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The North Station site for the Federal building was recommended by Mayor Kevin H. White. In 1980, Mayor White personally lobbied the Federal government to locate the new building in North Station because the Mayor felt it would act as a catalyst to spur private investment in the area.

The BRA designated a 50-acre tract in the North Station area an urban renewal area and using its powers of eminent domain the BRA acquired the Madison Hotel for \$2.2 million from MSL Realty Trust in March 1983.

The Madison, originally named the Manger Hotel opened its doors in 1930. Construction of the building was part of a 1928 urban renewal project, which included tearing down old Union Station in order to build North Station and the Boston Garden. Architects Funk and Wilcox are attributed with the creation of the Madison. The building design is an example of the Moderne style, developed by the Boston-born Louis Sullivan in Chicago. In the era of train travel the hotel-connected by a walkway to North Station-was a popular spot. However, when railways declined so also did the Madison. Over the years various celebrities appearing at the Boston Garden would often stay at the hotel, and included in the list was the Beatles. Barely 46 years old and in the face of very low room occupancy rates, The Madison closed its doors forever in 1976.

The hotel is being demolished by Manafort Brothers, Inc., New Britain, Connecticut, under a \$1.2 million contract from the BRA.

Control Demolition, Inc., Baltimore, Maryland, is a sub-contractor to Manafort and will carry out the explosion of the Madison Hotel.

CDI is a firm internationally-renowed for razing major structures through the application of explosives. The firm, founded 25 years ago by John D. Loizeaux, has been involved in more than 3000 projects, including demolition of bridges, large structures and chimneys.

The 19-story Madison Hotel will rank as one of the largest structures ever demolished by CDI.

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